Erosion Control

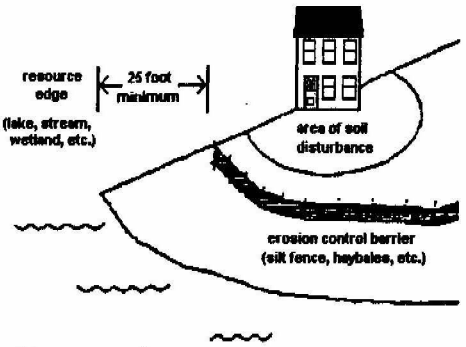
Before Construction

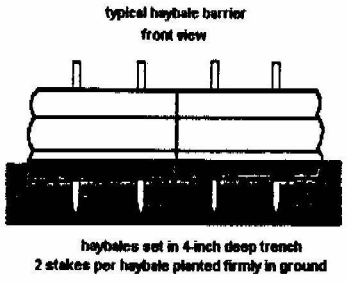
1. If you have hired a contractor, make sure you have discussed your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is and where it is located. Most people could identify the edge of a lake or a river. The edges of wetlands, however, are often not obvious. Your contractor may be the person actually pushing dirt around but you are both responsible for complying with the permit.

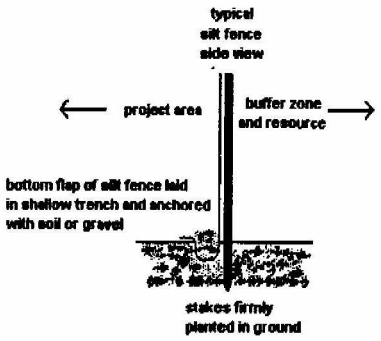
2. Call around and find sources for your erosion controls. You will probably need silt fence, hay bales and grass seed or conservation mix. Some good places to check are feed stores, hardware stores, landscapers and contractor supply houses. It is not always easy to find hay or straw during late winter and early spring. It may also be more expensive during those times of year. Plan ahead. Purchase a supply early and keep it under a tarp.

3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the activity.

4. If a contractor is installing the barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level along the land slope, whenever possible. This keeps stormwater from flowing to the lowest point of the barrier where it builds up and overflows or destroys it.







During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops striking the soil that causes a lot of erosion. More than 90% of erosion is prevented by keeping the soil covered.

2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. In that situation, stop work and figure out what can be done to prevent more soil from getting past the barrier.

After Construction

1. After the project is complete, replant the area. All ground covers are not equal. For instance, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high maintenance areas. The same mix would not be a good choice for stabilizing a road shoulder or a cut bank that you don't intend to mow.

2. If you finish your project after September 15, then do not spread grass seed. There is a very good chance that the seed will germinate and be killed by a frost before it has a chance to become established. Instead, mulch the site with a thick layer of hay or straw. In the spring, rake off the mulch and seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away.

3. Keep your erosion control barrier up and maintained until the area is permanently stabilized.

Summit Environmental Consultants, Inc.

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PHASE I ESA QUESTIONNAIRE

Date of Interview: 11/8/2010
Property/Site Identification: Keddy Mill
Property/Site Address: 7 and 13 Depot St Windham Maine
Current Owner of the Property: HRC Village at Little Falls LLC
Current Operator of the Property: NA
Name of Person/Persons Being Interviewed: Steve Etzel; Todd Coffin
Association/Position Relative to the Site: Property Manager / Owner's Environmental engineer
Name of Person/Persons Completing Questionnaire: Steve Etzel / Todd Coffin

For each question noted below, provide any additional descriptive information or explanation appropriate to the site.

1) Have any environmental assessments, analytical testing, reviews, studies, audits, or similar evaluations been completed for the property/site or abutting properties?

Yes; refer to prior Phase I and Phase II investigation reports.
Additional assessments in Oct 2010 by Summit

2) Has the site been visited by a regulatory agency representative for any reason?

Yes; Maine DEP and EPA.

3) What is the current use of the property/site?

None, vacant.

4) Are there wetlands on the property/site?

This is a riverfront property.

5) Describe adjacent property use and any features relevant to the property/site?

Refer to reports on adjacent Fuel Depot site.

VIL_RESP01621

6) Is the site served by public water supply source and/or sewer service connection?

Yes.

7) What is the age of the building(s)/structure(s)?

Refer to prior Phase I ESA.

8) What background and historical information are known about the site physical conditions, prior use and residential-commercial-industrial operations? Note available site building plans, aerial photography, tax maps, fire insurance maps, etc.:

Refer to prior Phase I ESA.

9) What, if any, are the current or former environmental and land use permits, licenses, etc. held by the existing and former operators/owners of the property/site? Note licenses pertaining to land, air and water; waste handling; operational activities, etc.:

See attached Site Location of Development Permit 2007
Refer to prior Phase I ESA.

10) How has the site property boundaries and/or ownership changed over the years?

Site is actually two lots 7 and 13 Depot St. Ownership changed from Village at Little falls LLC to HRC Village at little Falls sometime around 2007
Refer to prior Phase I ESA.

11) Is there any knowledge of asbestos being present in these building(s)/structure(s) now or in the past?

Yes, refer to reports.

12) Has any type of asbestos survey been conducted in these building(s)/structure(s)?

Yes.

13) Are there any flourescent light fixtures in these structures that may contain ballasts with PCBs?

Yes.

14) Describe past and present heating and cooling systems used in the building(s)/structure(s)?

Refer to prior Phase I ESA.
There are no present or existing heating systems in the buildings

15) Has fill material been brought to the site?

Not known.

16) What is the nature of the fill (e.g., construction debris, trash, clean soil, unknown) and can the source be identified or characterized?

Not known.

17) What is known about the native soil, bedrock or man-made subsurface conditions at the property/site?

Refer to prior Phase I and II ESA reports.
See attached Geotech report 2007

18) Are there currently, or have there been previously, any pits, ponds, lagoons, in-ground storage structures, acid neutralization structures or similar features on the property/site which may have been used in connection with waste treatment or waste disposal?

Refer to prior Phase I ESA.

19) Is the property/site currently used, or has it previously been used, for any of the following: (a) industrial or manufacturing operation, (b) gasoline station, (c) motor repair facility, (d) commercial printing facility, (e) dry cleaners, (f) photo developing laboratory, (g) junk yard or landfill, (h) waste treatment storage, disposal, or recycling facility, (i) burning operations, (j) sand blasting operation, (k) chemical handling

operation, or (l) waste staging or transfer location?

Refer to prior Phase I ESA.

20) Are any adjoining properties/sites currently used, or have been used in the past for any of the activities identified in Question #15?

Refer to prior Phase I ESA.

21) Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, transformers, paints, solvents, petroleum products or other chemicals, wastes, etc. stored or used at the property/site?

Refer to prior Phase I ESA.

22) Are there currently, or have there been previously, any industrial drums, sacks, pails, or other containers of chemicals, wastes, etc. located on the property/site?

Refer to prior Phase I ESA.
There is one drum of collected fuel oil stored on the site.
There are piles of collected refuse from the initial pcb cleanup that may contain containers but contents are not known.

23) Are there currently, or have there been previously, any underground or aboveground storage tanks (e.g., petroleum, chemical or waste) on the property/site? Note size, age, use, registration, removal, leak detection, tightness testing, spill(s), cleanup or other related information:

Refer to prior Phase I ESA.

24) Are there currently, or have there been previously, any floor drains, sumps or other types of drain pipes inside, outside or beneath the building/structures located at the property/site? Note building layout, construction, floor plans or other types of site plan information:

Refer to prior Phase I ESA.

25) Are there currently, or have there been previously, any evidence of staining on building or ground (e.g., soil, asphalt, etc.) surfaces or any stressed vegetation which may be related to chemicals or waste materials, or which may be related to chemicals or waste materials, or which may be emanating foul odors?

Refer to prior Phase I ESA.

26) Are there currently, or have there been previously, any use of surface water or ground water resources located on or near the property/site?

River use for hydro power.

27) Are there currently, or have there been previously, any water supply wells or monitoring wells located on the property/site? Note any construction details, location or use information:

None known.

28) Are you aware of any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the property/site, to any facility located on the property/site, or to any properties in the vicinity?

Maine DEP and EPA oversight of current site Brownfields investigation.

29) Are you aware of any environmental litigation or administrative action related to a release or threatened release of any hazardous substance, waste, or petroleum product involving the property or an abutting property?

No.

30) Are there any site safety plans (SSP), spill prevention, countermeasure and control (SPCC) plans or other operational plans for the property/site?

Plans were developed for recent PCB cleanup activity.

31) Other than storm water or water discharged into a sanitary sewer system, does the site facility or facilities discharge waste water onto the subject property/site or onto any adjacent property?

None known.

32) Are there any septic system, dry wells, leachfields, or other subsurface disposal structures on the property/site? Note any construction or location details and evidence of discharges to these systems:

Refer to prior Phase I ESA.

33) Have any hazardous substances, chemical wastes/products or petroleum products been discharged, leaked, spilled, or potentially released on or beneath the property?

Refer to prior Phase I and II ESA reports.

34) Have any demolition debris, hazardous substances, petroleum products, unidentified waste materials, automotive or industrial batteries, tires, trash, refuse, etc. been dumped, buried and/or burned on the property/site?

Refer to prior Phase I and II ESA reports.

35) Are there currently, or have there been previously, any transformers, capacitors, or any hydraulic equipment on the property/site?

Refer to prior Phase I and II ESA reports.

36) List an inventory of existing or former chemical products used and wastes generated at the property/site based on MSDS information, employee information, licensing records, etc.:

Not available. Refer to prior Phase I ESA.
Site has been inactive since 2007.

General Comments:

The undersigned acknowledges and agrees that the information provided in this questionnaire may be reasonably relied upon and that there is no reason to suspect the information to be intentionally false, misleading or inaccurate.

11/8/2010	Stephen Etzel	Asset Manager for HRC Village at Little Falls LLC
Date	Name	Title

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

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Gray, ME 04039

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FAX: 207-657-6912
E-Mail:mailbox@gorrillpalmer.com

July 5, 2007

Mr. Brooks More, AICP
Director of Planning
Town of Windham
8 School Street
Windham, ME 04062

Subject: Village at Little Falls
Stormwater Management, Traffic and General Engineering Peer Review

Dear Brooks,

As requested by your office, Gorrill-Palmer Consulting Engineers Inc. has conducted a peer review of the stormwater management, traffic and general civil engineering design aspects of the above referenced project. Our review has focused on:

- Whether the project appears to conform to standard engineering practice, and any revisions which may be desirable.
- Whether the project appears to conform to the requirements of the Town of Windham Zoning, Subdivision and Surface Water Protection Ordinances, and any revisions which may be desirable.

Information provided to Gorrill-Palmer Consulting Engineers Inc., as prepared by Northeast Civil Solutions, Inc. (NCS) includes:

- Preliminary Subdivision Application & Final Site Plan Application, Village at Little Falls, June 2007
- Village at Little Falls Plan Set, stamped "Preliminary Review 6-1-07"
- Subdivision/Site Plan Pre-Application, dated March 2007

Gorrill-Palmer's review of the application materials was limited to stormwater management, general engineering and traffic elements. Gorrill-Palmer's review specifically excluded the Voluntary Response Action Plan (VRAP), geotechnical report, condominium documents (except as related to site and stormwater management system maintenance), and Conditional Letter of Map Revision based on Fill (CLOMR-F). Gorrill-Palmer did not conduct a detailed review of water and sewer plans and details because we understand that Portland Water District (PWD) will review and approve the water and sewer plans.

Conformance to Standard Engineering Practice

The analysis conducted by NCS utilized the methodology outlined in "Urban Hydrology for Small Watersheds, Technical Release 55 (TR55), USDA, Soil Conservation Service for calculation of watershed area, curve number, and time of concentration. NCS utilized the HydroCAD Stormwater Modeling Program, which is based upon the routing methodology contained within Technical Release No. 20, USDA, Soil Conservation Service. The use of these programs is in keeping with the standard engineering practices within the State of Maine.

Stormwater Management Plan Review

Gorrill-Palmer reviewed the stormwater management report and plans and spot-checked the calculations. We present the following comments for your consideration and response as appropriate:

General Comments:

1. Since the development includes more than 3.0 acres of impervious area, it requires a Site Location of Development Act (SLDA) permit from the Maine DEP. The project is subject to the MDEP Stormwater Management Law (effective November 2005) and is required to meet Basic Standards and General Standards as defined in the Law. We understand that MDEP has agreed with the applicant that the MDEP Flooding Standard is not applicable to this project, due to direct discharge of stormwater to the Presumpscot River and the presumption of no significant impact on peak flows downstream of the site. Stormwater detention facilities to control peak rates of runoff from the development are therefore not required. Gorrill-Palmer has not reviewed the project for conformance to the MDEP Stormwater Management Law, nor for conformance with SLDA requirements.
2. The development proposes to use an underground detention and soil filter (StormTech) system and bioretention cells to provide water quality treatment required by MDEP Stormwater Law standards.

Stormwater Management Report:

3. Appendix B - The stormwater report shows an offsite drainage area of +/- 6.3 acres that presently drains into an existing culvert under the railroad tracks and flows across the property to the Presumpscot River. This drainage area includes High Street, several houses and open areas. This area appears to measure approximately 7.5 acres from the map provided in the report. The size of this drainage area should be confirmed using 1"=2000' scale USGS topographic maps.
4. Appendix I – The maintenance contract with Clean Harbors should specify that all components of the proposed stormwater management system will be maintained in accordance with the maintenance plan approved by the Maine DEP. The contract should also specify that the StormTech detention/filter system will be maintained in accordance with the Manufacturer's recommended maintenance plan.
5. Appendix L – The condominium association documents, Article 8, Section 8.2, should specify that Portland Water District will maintain the sewage pump station and sewer system, if that is the intent of the applicant.
6. Appendix L – Provisions i thru vi relating to stormwater management system maintenance should be revised to include maintenance of bioretention cells and maintenance of the StormTech detention/filter system in accordance with the manufacturer's recommended maintenance plan.

Exhibit 14, Conformance with Town Site Plan Requirements

7. Section F on page 2 states that "stormwater will be detained onsite in order to reduce stormwater discharge to rates less than predevelopment flows." A similar statement also appears on page 1 of Exhibit 18, Community Facilities Impact. These statements should be revised to indicate that increased site runoff is not anticipated to increase peak flow rates in the Presumpscot River.

Underground Detention/Filter System:

8. Gorrill-Palmer did not conduct a detailed review of the detention/filter system design. We assume that NCS will coordinate design details with the StormTech manufacturer's representative and that MDEP will review the design for conformance with MDEP Stormwater Law Standards.

9. The plans show the offsite area noted in the comment #3 draining into the proposed storm drainage system for the development, and flowing into the proposed detention/filter system. The stormwater calculations indicate that sizing of the detention/filter system is based on the proposed impervious and landscaped areas within the development, not including the offsite area. The applicant should request MDEP to confirm that the detention/filter system is appropriately sized to handle both onsite and offsite runoff as proposed.
10. Depending on MDEP confirmation of the detention/filter system sizing as noted in the previous comment, NCS may need to consider either bypassing the offsite flows around the system, or other modifications to the proposed design.
11. If the offsite drainage area is directed to the detention/filter system as designed, the plans should include sediment pretreatment measures for this offsite flow.
12. The plans appear to use catch basins with 3-foot deep sumps and hoods for sediment pretreatment of stormwater flows to the detention/filter system. NCS should provide sediment volume calculations based on MDEP requirements and confirm that adequate sediment storage volume is provided.

Plan Set Review

General Comments:

13. Notes referring to the Depot Street reconstruction plans should be added to each of the Grading and Drainage Plan, Site Plan, and Utility Plan sheets bordering Depot Street. Limits of construction, pavement sawcut locations, grading, utilities, drainage systems and other construction should be coordinated with the Depot Street Improvement plans. If the Depot Street Improvement Project may be constructed under a separate contract, the plans should contain specific information and notes to coordinate Depot Street construction with onsite construction.
14. Plans should include trench cap details conforming to Town and MDOT requirements for all proposed utility construction within Route 202 and Depot Street.

Sheet 2 of 38, Existing Conditions Plan:

15. The plan should be stamped by a surveyor licensed in Maine.
16. Abutting properties across Depot Street and the railroad ROW should be shown on this plan and the preliminary subdivision plan.

Sheet 3 of 38, Preliminary Subdivision Plan:

17. All State and Federal permits applicable to the project should be noted on the subdivision plan.
18. A note referring to the Conditional Letter of Map Amendment based on Fill (CLOMR-F), as approved by FEMA, should be included on the plan.
19. The source of the boundary survey should be clearly noted on the plan.
20. Note 20 should be revised when the Phase II archaeological survey has been completed.
21. The plan shows a "proposed 20' grading easement" within the existing railroad tracks on the east side of the project. The applicant should provide documentation that this easement has been approved by MDOT, and the Railroad if applicable.
22. Gorrill-Palmer assumes that a condominium plat plan suitable for recording at the Cumberland County Registry of Deeds will be submitted with the final subdivision application.

Sheet 4 of 38, Demolition Plan

23. This plan should include notes referring to fill requirements and other applicable provisions of the project geotechnical report.
24. A plan, details and specifications for the preload area should be provided.
25. A demolition-phase erosion control plan should be included in the plan set, showing required erosion control measures as stated in Note 3 on this plan.
26. Site access locations for demolition operations should be shown on the plan.
27. Note 4 states that "site cleanup and demolition must be limited to the parcel owned by HRC..." The plan should include appropriate easements relating to any work outside the site boundaries, specifically any work in the Railroad ROW (as shown on the Grading Plans, Sheets 7 and 8 of 38), and removal of the existing building that straddles the property line at the northeast corner of the site.
28. The existing railroad tracks abutting the site should be shown on the plan.

Sheet 6 of 38, Grading & Drainage Plan – Sheet 2

29. Grading at the proposed curb line along the south side of Depot Street does not show the 6" curb reveal.
30. Guardrail should be provided at the paved apron on the west side of the pump station generator building adjacent to the riverbank slope.
31. Note 7 refers to the Geotechnical Report by Oak Engineers dated February 27, 2007. The plan set and contract documents should clearly specify the contractor's responsibility to complete construction in accordance with the Geotechnical Report, as determined appropriate by NCS.
32. The riverbank restoration slope appears to be in the range of 1.7H:1V to 2H:1V. These slopes are proposed to be stabilized with erosion control blanket and plantings. The geotechnical report, page 14 (Fill and Backfill section) states that permanent slopes steeper than 2H:1V should be stabilized with riprap, and that river banks should not exceed 2H:1V. The applicant should submit slope stability calculations for the proposed riverbank slopes.
33. Proposed storm drains are located within 4 to 8 feet of units 17, 18 and 19, with the proposed storm drain approximately 9 feet below proposed finish floor. There appear to be similar proposed conditions at other locations within the development. NCS should confirm that proposed pipe materials are suitable for installation at locations close to foundations where the proposed pipe may be located within the soil support zone below the proposed building foundations. Future storm drain maintenance implications should also be considered.

Sheet 7 of 38, Grading & Drainage Plan – Sheet 3

34. The plan should include a note referring to the Depot Street Improvement Project, as on Sheet 6.

Sheet 8 of 38, Grading & Drainage Plan – Sheet 4

35. The plan shows a stabilized area (loam & seed over gravel) to access the DETENTION/FILTER system for maintenance. The Landscape Plan (L1) shows two proposed trees that appear to be within the access area. The access area should be kept clear of landscaping and other obstructions.
36. The proposed 30-inch storm drain to the StormTech detention/filter system (pipe P-2) appears to be +/- 5 feet off the building foundation and below the level of the footing, based on the floor elevations noted. NSC should confirm suitability of proposed pipe materials for proposed installation near building foundations and below the footing bearing zone (similar to comment #33).
37. The bioretention cell behind unit #66 appears to be located within several feet of the proposed storm drain to the detention/filter system, with a bottom of underdrain elevation near the top of the proposed storm drain.

The design should be reviewed to provide adequate separation between the bioretention cell and the storm drain.

38. This office recommends placement of cleanout risers at the ends of all underdrain pipe runs for the bioretention cells.

Sheet 11 of 38, Site Plan – Sheet 2

39. The barrier-free ramp at the northwest corner of the Sweetflag Drive/Lupine Lane intersection should be revised to align with the proposed crosswalk.

Utility Plans, General Comments

40. We assume that NCS will coordinate electrical service and other wire utility locations with CMP and other utility companies and will show the approved locations on the final plans.
41. Underground utility services to the proposed buildings should be shown on the final construction drawings.
42. The plans show several locations with proposed water lines and water valves located less than 5 feet away from proposed storm drain pipes and catch basin structures. We assume that NCS will coordinate with PWD to conform to their minimum pipe separation standards and all other PWD requirements.
43. Gorrill-Palmer assumes that NCS will coordinate with the Windham Fire Department for approval of hydrant locations and sufficiency of proposed fire flows within the development.
44. Utility Plan sheets 3 and 4 should include notes necessary to coordinate sitework and utility construction with proposed reconstruction of the existing 36-inch storm drain pipe across the site from Depot Street to the river. We understand that the storm drain reconstruction plans are being prepared under separate contract to the Town and that NCS is coordinating sitework design with the storm drain design by others.

Sheet 16 of 38, Utility Plan – Sheet 2

45. There appears to be an existing utility pole located within the proposed barrier-free ramp at the southeast corner of Depot Street & Trillium Drive. NCS should confirm that minimum required accessible route clearances are provided in accordance with ADA (Americans with Disability Act) Standards.

Road, Sewer and Water Profiles – General Comments

46. The profiles appear to show 5.5 feet of cover on water lines and less that 1 foot of vertical separation from sewer lines at several locations. We assume that NCS will coordinate with PWD to meet their minimum pipe separation requirements.

Sheet 23 of 38, Erosion and Sedimentation Control Plan – Sheet 1

47. As noted in comment #25, a demolition phase erosion control plan should be included in the construction plan set. That plan, or a supplemental plan for the initial site grading and fill phase, should delineate the preload area and any necessary erosion control measures and should include necessary Best Management Practices (BMPs) to control sedimentation after demolition before the site is stabilized (such as stone check dams, sediment traps, sedimentation basins, etc.).
48. This plan shows silt fence across proposed storm drain outlets. Silt fence is not appropriate for sediment control at concentrated flow points; other BMPs should be specified for such locations.
49. The erosion control plans should refer to the riverbank stabilization details on Sheet 26 of the plan set.
50. Slope stabilization requirements should be shown or noted on the erosion control plans.
51. The location of the construction fence should be coordinated with the grading plan in the area of the grading easement at the railroad ROW.

Sheet 24 of 38, Erosion and Sedimentation Control Notes

52. In general, the notes should be revised as necessary to incorporate provisions of the Erosion and Sedimentation Control narrative (Section 11) that apply to the construction phase. Some of the requirements stated in Section 11 do not appear to be included or appear to contradict the plan notes. These include stormwater diversion, dust control, slope stability and problem areas (Section 2.0); temporary non-structural measures (Section 3.0); permanent seed mixture (Section 4.0); and maintenance (Section 5.0).

Sheet 25 of 38, Erosion and Sedimentation Control Details

53. Additional erosion control details may be necessary to address the demolition and initial site grading phases of the project, such as stone check dam, sediment trap and sedimentation basin.

Sheet 26 of 38, Erosion and Sedimentation Control Details

54. The riverbank restoration plan view and profile should include notes that require construction in accordance with the project geotechnical recommendations.
55. Design calculations for the proposed riprap installation at the base of the slope should be provided. Calculations should address applicable requirements from the geotechnical report as well as riverbank protection requirements for a specific design flood.

Sheet 27 of 38, Underground Detention Details – Sheet 1

56. NCS should confirm the following design details for the detention/filter system with the StormTech manufacturer's representative:
    - The filter cross section shows the StormTech chambers wrapped in woven geotextile. Is this required for all rows of the proposed system?
    - The detention/filter system layout does not appear to direct stormwater flows to a single isolator row as typically recommended by the manufacturer.
    - We recommend that NCS confirm the size and specifications for the crushed stone material surrounding the chambers.
    - We recommend that NCS consider placement of geotextile material to separate the crushed stone chamber bedding and soil filter layers.
    - It appears that additional cleanout/inspection ports are needed.
    - The impermeable liner should be shown on the filter cross section.

Sheet 29 of 38, Drainage & Construction Details

57. The typical pipe section should note the type of pipe.
58. The precast concrete catch basin detail notes an RCP outlet pipe with a catch basin hood. Is RCP pipe proposed only for catch basin connections? If so, a detail for adapting to other types of storm drain pipe should be included.
59. Are catch basin hoods proposed for all catch basins?
60. A bioretention cell cleanout detail should be provided.

Sheet 33 of 38, Construction Details

61. A detectable warning strip conforming to ADA requirements should be added to the handicap ramp detail.
62. A typical section for Depot Street reconstruction should be provided.

Sheet 34 of 38 (S1), Proposed Retaining Wall Plan, Section, Elevations

63. Slope grading shown on the partial site plan does not appear to agree with the grading plan (Sheet 6 of 38). The partial site plan shows a top of slope elevation 112 and 2H:1V slopes, compared to the grading plan which shows top of slope elevation 114 and approximately 1.7H:1V slopes, respectively. The plans should be revised accordingly.
64. The extent of riprap shown on the elevation view does not appear to match the riprap detail shown on the riverbank protection detail (sheet 26 of 38). These two plans should be coordinated and revised accordingly.

Sheet 38 of 38, Plan & Profile – Depot Street

65. The plan view should show all proposed construction, including pavement sawcut locations, new pavement, limits of construction, proposed grades, fill slopes, etc.
66. A note referring to the proposed site construction plans and requiring the contractor to coordinate construction with onsite work should be added to the plan.
67. The plan should note that any existing ROW monuments or other survey markers disturbed by construction shall be reset by a Maine-licensed Land Surveyor in accordance with Town Standards.
68. Any required alteration of existing catch basins, sanitary manholes, fire hydrants or other utility structures should be noted on the plans.
69. The plan appears to show proposed sewer replacement extending south on a side street from manhole SMH-5. Limits of construction should be shown on the plan, or plans should be provided for construction extending beyond the limits of this plan sheet, if applicable.

Traffic Review

Gorrill-Palmer reviewed the traffic study prepared by Bill Bray and dated March 2007. We also completed a site visit on June 2, 2007. The study was completed in accordance with current industry standard practice. We present the following comments for the applicant's consideration and response as appropriate:

1. We concur with the trip generation, traffic volume adjustments, and crash analysis. We would question the full occupancy date of 2009, but given the 1% annual adjustment to the background volumes, we would not expect that a study horizon several years later would affect the conclusions of the study.
2. The capacity analysis showed only one movement below level of service "D" out of the several intersections that were studied. This was the Chute Road westbound thru-left turn movement at River Road. The volumes indicate only 3 right turns out of Chute Road, which would not justify a separate turn lane. The volumes exiting Chute Road would not likely satisfy a signal warrant; therefore, the lower level of service is acceptable.
3. The study did not address the potential need for a left turn lane on River Road at Depot Street. Since the proposed project sends the majority of the site-generated traffic through this intersection, we suggest that a left turn warrant evaluation be provided.
4. The MaineDOT crash summary report should be provided for our review.
5. The traffic study discusses only two driveways in the sight distance analysis. The plans show three driveways and an emergency vehicle access. The Depot Street Plan & Profile (Sheet 38 of 38) indicates that Depot Street will be reconstructed in the vicinity of Trillium Lane to achieve a minimum 250 feet of sight distance. Based on our field review and this plan, sight distances appear to be adequate. However, the applicant should clarify the driveway situation and provide there own assessment of the sight distances.

Closing

Our office is available to review any revisions to the plans to address the items noted above. Please contact this office with any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Lawrence R. Bastian, P.E.
Senior Engineer

Enc.
Copy: Lee Allen, Northeast Civil Solutions, Inc.
Steve Etzel, HRC

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STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
Division of Waste Management
235 Promenade Street, Providence, RI 02908 5767
(401) 277-2797

NR960

Please print or type (Form designed for use on elite (12-pitch) typewriter.)

Form Approved OMB No 2050-0039 Expired 9/30/99

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. MEP000015408 Manifest Document No. 80631
2. Page 1 of 1

Information in the shaded areas is not required by Federal law but may be required by state law

3. Generator's Name and Mailing Address LUMAS, INC.
P.O. BOX 4787
PORTLAND ME 04101
4. Generator's Phone (207) 774-0317

A. State Manifest Document Number RIS 0080631

B. Generator/Site Address
7 DEPOT STREET
WINDHAM ME 04062

5. Transporter 1 Company Name 21ST CENTURY ENV MGT INC OF RI
6. US EPA ID Number RID980906986

C. State Transporter ID/License Plate RI 10359

7. Transporter 2 Company Name
8. US EPA ID Number

D. Transporter's Phone

E. State Transporter ID/License 401 781-6340

F. Transporter's Phone

9. Designated Facility Name and Site Address
NORTHLAND ENVIRONMENTAL, INC
275 ALLENS AVE
PROVIDENCE RI 02905
10. US EPA ID Number RID040098352

G. Facility Mailing Address SAME

H. Facility's Phone 401 781-6340

GENERATOR

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No	Type	13. Total Quantity	14. Unit Wt/Vol	Waste No.
a. RQ WASTE FLAMMABLE SOLIDS, ORGANIC, N.O.S.,4.1, UN1325,PG II,(TOLUENE,ACETONE),(F003)* 218451	001	DM	00300	P	F003
b. NON DOT/RCRA HAZ LIQUID,NOT DOT REGULATED, (OIL),(NONE) 48452	001	DF	00005	G	NONE
c.					
d.					

J. Additional Descriptions for Materials Listed Above
a. 3D6[illegible] (1x55DM)PLGS II
b. 3D62342 (1x5DF)L
c.
d.
EMERGENCY PHONE (401)781-6340

K. Handling Codes for Wastes Listed Above

Interim	Final	Interim	Final
a. S01		c.	
b. S01		d.	

15. Special Handling Instructions and Additional Information
11A-F005 -

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; or, if I am a small quantity, I have made good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name Russell E. Oates | Signature [signature] | Date Month Day Year 04 28 03

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name Michael Leger | Signature [signature] | Date Month Day Year 04 28 03

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Date Month Day Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name Elaine [illegible] | Signature [signature] | Date 04 28 03

VIL_RESP01637

EPA Form 8700-22 (3-84)

COPY 1: Facility Mails To Destination State

COPY 1: Facility Mails To Destination State

ALL 8 COPIES MUST BE LEGIBLE!!

RIS 0080631

In case of an emergency or spill within Rhode Island contact the R.I. Department of Environmental Management (401) 277-2797, 24 Hour (401) 277-2284

DOCUMENT NO. 00989

NORTHLAND ENVIRONMENTAL, INC.

WORK ORDER NO. ND960

STRAIGHT BILL OF LADING

TRANSPORTER 1 21st century Env mgt ~~Inc.~~ of RI

VEHICLE ID # RI 12359

EPA ID # RI D980906986

TRANS. 1 PHONE 401-281-6340

TRANSPORTER 2 _____

VEHICLE ID # _____

EPA ID # _____

TRANS. 2 PHONE _____

DESIGNATED FACILITY	SHIPPER
Northland Environmental, Inc.	Lumas, Inc
FACILITY EPA ID # RID 040098352	SHIPPER EPA ID # ME P000 015405
ADDRESS 275 Allens Avenue	ADDRESS 7 Depot St.
CITY Providence STATE RI ZIP 02905	CITY Windham STATE ME ZIP 04062

CONTAINERS NO. & SIZE	TYPE	HM	DESCRIPTION OF MATERIALS	TOTAL QUANTITY	UNIT WT/VOL
~~5~~ X 30P	CY	X	A. Carbon Dioxide, 2, 2, UN 1013 #	240 LH	~~240~~ P
			B. 218453.55		
			C.		
			D.		
			E.		
			F.		
			G.		
			H.		

SPECIAL HANDLING INSTRUCTIONS

3062339

SHIPPERS CERTIFICATION: This is to certify that the above named materials are properly classified, described, packaged, marked and labeled and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

SHIPPER	PRINT Russell E. Oakes	SIGN	DATE 4-28-03
TRANSPORTER 1	PRINT Michael Berger	SIGN	DATE 4-28-03
TRANSPORTER 2	PRINT	SIGN	DATE
RECEIVED BY	PRINT	SIGN	DATE 4-29-03

VIL_RESP01638

NE 002

74447

9

Job No.: N2960
Customer PO #:
Customer Name: Envision Services Inc
Address: 56 Garrett Rd
Gorham ME 04038
Telephone #: 207 838 1300
Billing Contact: Ron Smalley
Billing Type: T&M ___ Quote ✓ Contract ___

PSC
PHILIP SERVICES
BY-PRODUCTS GROUP
275 Allens Avenue
Providence, RI 02905-5003
Tel.: (401) 781-6340
Fax: (401) 781-9710

Day & Date: 4-28-03
Manifest No.: [illegible] (B)
Manifest No.: [illegible]
Manifest No.:
Generator: [illegible]
Job Location: [illegible]
[illegible] 04063
Contact Person:
Contact Phone:

LABOR:

Name	Title	Arrive	Depart	On Site	Lunch
M. Leser		11Am	1Pm	2	

QTY.	SIZE	PROFILE #/WASTE DESC./CODE	WGT.
3	Kg[illegible]	80 lbs - CO2 TANKS	306[illegible]
1	55	3063370	
1	30	3063342	

JOB DESCRIPTION:

5 [illegible]

+ DRUM Removal

Materials Sold? Yes X No ___ ✓ OverPacks
Describe:
1x30 OP, 1x55 17H

Job Completed? Yes ✓ No ___

MATERIALS LEFT ON SITE:

QTY.	TYPE	SIZE

Comments:

MATERIALS SAMPLED:

PROFILES	SAMPLE	PROFILES	SAMPLE
	( ) Y ( ) N		( ) Y ( ) N
	( ) Y ( ) N		( ) Y ( ) N
	( ) Y ( ) N		( ) Y ( ) N
	( ) Y ( ) N		( ) Y ( ) N

SUBCONTRACTORS

Name of Company	Description of Work

By signing here, I acknowledge that I've agreed to exceed the quoted price.

(Customer Authorized Representative)

For Customer:
(Signature)
(Print)
(Title)
4-28-03
(Date)

VIL_RESP01639

Important — Payment Terms on Back

PSC 003 rev. 12/97

Windham Fire – Rescue Department
375 Gray Rd.
Windham, ME 04062
Tele: 892-1911 Fax: 892-0544

Fax Cover Sheet

Date: 05-09-05
To: Renee Lewis

Fax Number: (207) 7727011

Phone Number: (207) 7727219

From: Benjamin Morey
Inspector W.F.D.

Fax Number: (207) 892- 0544

Phone Number: (207) 892-1911

Re: Village at Little Falls

ATT: Renee
Number of pages including cover sheet: 3

Message:

Here are the comments that we gave to the planning board.

Thank you

Ben Morey
Fire Inspector

Planning Board

Project Review Form

Date: 05-09-05

To: Windham Planning Board
Planner - George Dycio

From: Benjamin Morey Inspector W.F.D.

Project Name: Village at Little Falls

Project Address: Depot St.

Tax Map – Lot #s: Map #38- lots #6, #7,and #8

Please review the attached information and/or submit plans and submit your comments to this office. If you do not have any concerns please check the space below. If you have any questions please call this office.

Comments:

1) Buildings labeled as 'B','C','D' are requested to be sprinkled with a NFPA 13R approved sprinkler system and be a condition of approval.

2) Building 'A' is required by NFPA 101 to be sprinkled.

3) All of the buildings are requested to BOCA 1999 edition compliant and be a condition of approval.

4) All of the buildings are requested to be NFPA 101 2003 edition compliant and be a condition of approval.

5) 4-5 hydrants are to be placed throughout the complex. The placement of the hydrants will be determined by the fire department at a later date.

Mrs. Renee Lewis met with the fire department on May 9, 2005. The following were discussed and agreed upon:

1) All of the buildings will sprinkled because of the density of the houses in this project.

2) The fire department agrees to allow the hammer head at then end of the road. In the meeting it was agreed that building 'F' would be sprinkled with a NFPA 13R approved sprinkler system. It should be noted that in the winter snow shall not impinge on the turning radius.

_____ **I have no concerns with this project.**

Signature: ***Benjamin Morey Inspector W.F.D.*** ***Date:*** *05-09-05*

NCS

Northeast Civil Solutions
INCORPORATED

153 U.S. Route 1
Scarborough
Maine 04074

tel
207.883.1000
800.882.2227

fax
207.883.1001

June 11, 2007

Mr. Ken Elowe, Director
Bureau of Resource Management
Maine Department of Inland Fisheries and Wildlife
284 State Street Station #41
Augusta, Maine 04333

RE: Village at Little Falls Environmental Project Review Comments

Dear Ken,

Enclosed, please find reduced size copies of the revised planset for the Village at Little Falls residential development. These drawings were revised based upon comments we received in your Comment Review Memorandum addressed to Marybeth Richardson of the Maine Department of Environmental Protection, dated April 23, 2007. The review comments are outlined below; our response to each comment follows in bold.

1. Based on the application, I was unclear exactly where and what is included in the buffer restoration plan? While I believe we are on the same page, there should be a specific sheet that clearly depicts the buffer(s), distances, plantings, etc. **Additional hatching has been added to the grading plans in order to help clarify the restoration area. Please refer to Sheet 26 for additional restoration details and a restoration cross-section.**

2. I am concerned about the project timing and instream/adjacent stream work during the winter months when site conditions cannot be permanently stabilized. No instream work would be allowed from 10-1 to July 1, and extra precautions need to take place from fall to winter in the areas immediately adjacent to the stream resource. **A note prohibiting in-stream restoration between the dates October 1st and July 1st has been added to the Grading Plans, the Bank Restoration Plan, and the Erosion Control Notes Plan. Additional precautions for winter construction are outlined in the Erosion Control Notes on Sheet 24.**

3. I have noticed several loads of sand dumped adjacent to the river within what I had considered to be part of the future stream bank restoration area (along emergency entrance on Sappi property) and there are no erosion control measures. Is this sand related t this project? In any case, it should